105.0	0002	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,149,400	/	1,149,400
USE VALUE:	1,149,400	/	1,149,400
ASSESSED:	1,149,400	/	1,149,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROOKS PAUL C & URSZULA M
Owner 2:	
Owner 3:	
Street 1:	51 MORNINGSIDE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BROOKS PAUL C & URSZULA M -
Owner 2:	-
Street 1:	51 MORNINGSIDE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 21,420 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 3889 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	21420.000	388,400	11,300	749,700	1,149,400
Total Card	0.492	388,400	11,300	749,700	1,149,400
Total Parcel	0.492	388,400	11,300	749,700	1,149,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 295.54 | /Parcel: 295.5

Legal Description

User Acct 67395

GIS Ref

GIS Ref

Insp Date 10/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 105.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	388,400	11300	21,420.	749,700	1,149,400	1,149,400	Year End Roll	12/18/2019
2019	101	FV	327,500	11500	21,420.	749,700	1,088,700	1,088,700	Year End Roll	1/3/2019
2018	101	FV	327,500	11500	21,420.	642,600	981,600	981,600	Year End Roll	12/20/2017
2017	101	FV	327,500	11500	21,420.	599,800	938,800	938,800	Year End Roll	1/3/2017
2016	101	FV	327,500	11500	21,420.	514,100	853,100	853,100	Year End	1/4/2016
2015	101	FV	325,800	11700	21,420.	460,500	798,000	798,000	Year End Roll	12/11/2014
2014	101	FV	325,800	11700	21,420.	426,300	763,800	763,800	Year End Roll	12/16/2013
2013	101	FV	325,800	11700	21,420.	406,400	743,900	743,900		12/13/2012

!8317!

PRINT

Date	Time
12/10/20	22:53:43

LAST REV

Date	Time
09/06/19	13:36:23
apro	
8317	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUTONE MARIO	1218-133		3/3/2000		400,000	No	No		
	962-84		11/1/1982		112,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/14/2006	770	Addition	100,000	C		G8	GR FY08	ADD 2ND FLR KIT BU

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Meas/Inspect	CC	Chris C
6/10/2009	Info At Door	189	PATRIOT
3/30/2001	Inspected	197	PATRIOT
11/1/2000	Hearing Chag	189	PATRIOT
7/18/2000	MLS	MM	Mary M
11/10/1999	Mailer Sent		
10/27/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	67395
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		21420		Sq. Ft.	Site		0	70.	0.50	4									749,700						749,700	

Total AC/HA:	0.49174	Total SF/SM:	21420	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	749,700	Spl Credit		Total:	749,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.04845166
Const Adj.:	1.00989902
Adj $ / SQ:	100.589
Other Features:	90750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477125
Depreciation:	88745
Depreciated Total:	388380

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

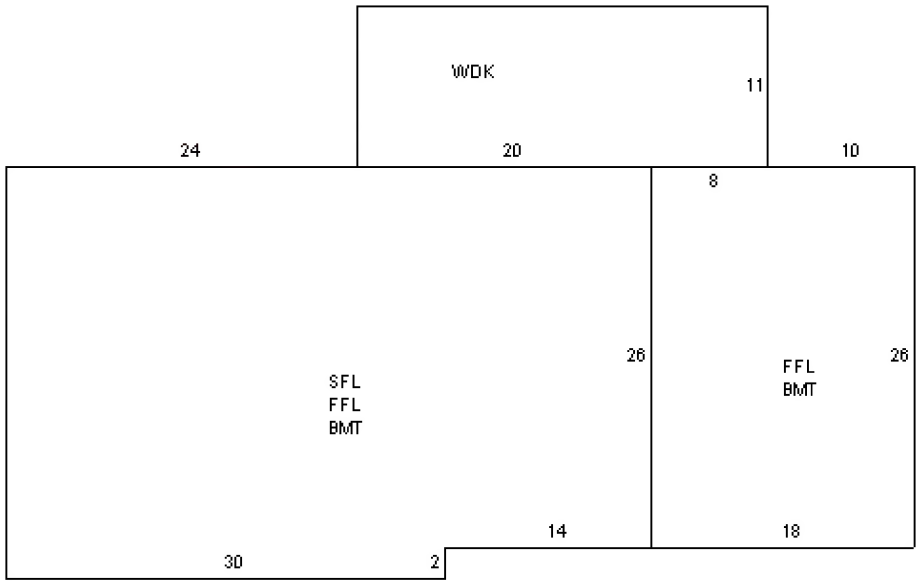
No Unit	RMS	BRS	FL
	7	4	1
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	110.65
Special Features:	0	Val/Su Net:	84.16
Final Total:	388400	Val/Su SzAd	147.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,672	44.890	75,052
FFL	First Floor	1,672	100.590	168,185
SFL	Second Floor	963	100.590	96,887
WDK	Deck	308	9.340	2,876

Net Sketched Area:	4,615		Total:	343,000	
Size Ad	2635.2000	Gross Are	4856	FinArea	3889

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	
SFL	80				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 105.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X24	A	AV	1951	19.34	T	40	101			6,700			6,700
11	Pool-Vinyl	D	Y	1	12X32	A	AV	1970	19.62	T	39.2	101			4,600			4,600
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	11,300	Total Special Featues:	Total: 11,300